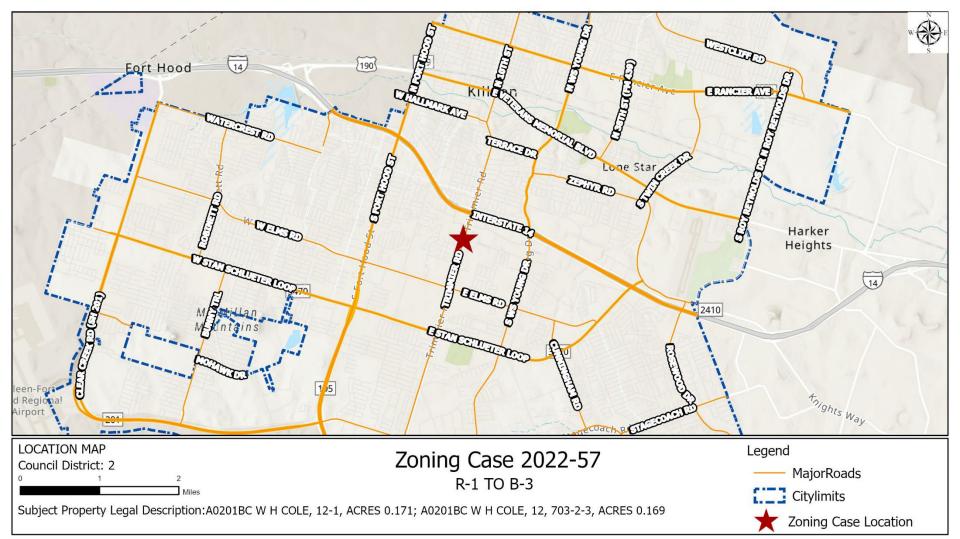
CASE #Z22-57: "R-1" TO "B-3"

February 21, 2023

Case #Z22-57: "R-1" to "B-3"

HOLD a public hearing and consider an ordinance requested by Tanner Brandt on behalf of PAW Holdings of Texas, LLC (Case #Z22-57) to rezone approximately 0.34 acres out of the W. H. Cole Survey, Abstract No. 201 from "R-1" (Single-Family Residential District) to "B-3" (Local Business District).

The properties are locally addressed as 2650 and 2652 Trimmier Road Killeen, Texas.





Council District: 2

Zoning Case 2022-57 R-1 TO B-3

Citylimits

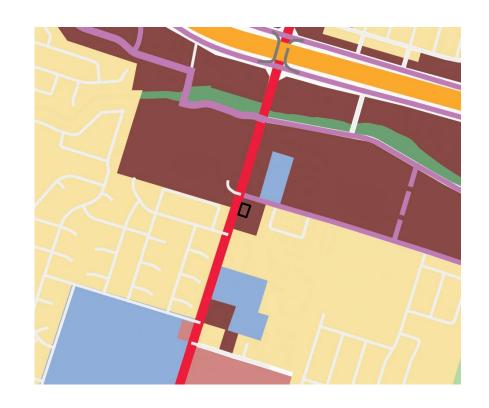


Zoning Case

Subject Property Legal Description: A0201BC W H COLE, 12-1, ACRES 0.171; A0201BC W H COLE, 12, 703-2-3, ACRES 0.169

Comprehensive Plan Analysis

The subject property is designated 'Regional Commercial' on the FLUM, which promotes a use mix of up to 100% non-residential and 50% residential uses.



5

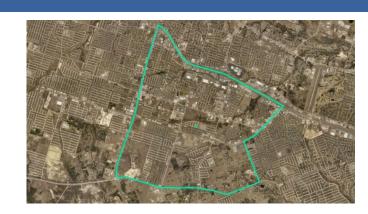
Located within Development Zone #6.

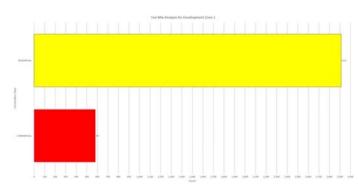
Approximate current land use mix:

- □ 33% non-residential uses
- □ 57% residential uses.
- □ 10% Agricultural

Approximate Zoning districts (excluding special districts)

- □ 7% non-residential zoning districts
- 93% residential zoning districts





- □ Consistent with the 'Regional Commercial' designation of the Future Land Use Map (FLUM).
- The request promotes or furthers the implementation of the following Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks
 - **NH4** Build complete neighborhoods

*Land Use & Growth Management (LU) and Neighborhoods (NH) Recommendations

Case #Z22-57: "R-1" to "B-3"

View of the subject property looking northeast:



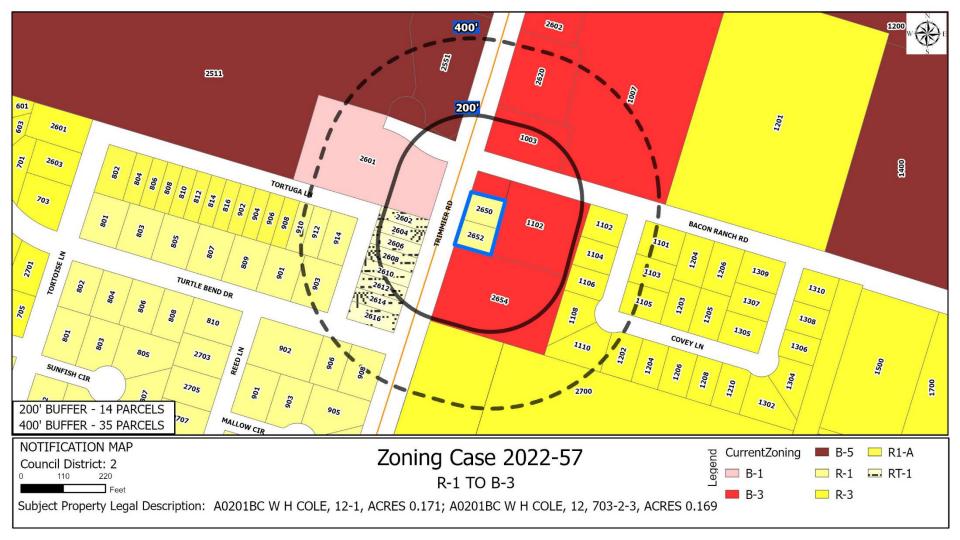
Case #Z22-57: "R-1" to "B-3"

View of the subject property looking east:



Public Notification

- Staff notified thirty-three (33) surrounding property owners regarding this request.
- Of those notified, twenty-one (21) reside outside of the 200foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and sixteen (16) property owners reside outside of Killeen.
- □ To date, staff has received zero (0) written responses regarding this request.



Alternatives

The City Council may:

- Disapprove the applicant's request;
- Approve a more restrictive zoning district; or
- Approve the applicant's request as presented.

Staff Recommendation

- Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan.
- Additionally, the request is compatible with the existing land uses and prevailing community character. Approval of this request would not negatively affect the surrounding community.
- Therefore, staff recommends approval of the request as presented.

Commission Recommendation

□ At their regular meeting on January 30, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.